

Planning and Zoning Commission

February 2, 2026

Case#: **2026-0013**

Case Title: Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of the Design Criteria Manual Update to Chapters 3 (Landscaping), 7 (Public Transportation), & 8 (Plans and Specifications).

Agenda Item #: **G. 4** Supplementary Packet#: **1**

Comments submitted after the packet was finalized

Additional information

Other:



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.alaska.gov

January 9, 2026

Elizabeth Appleby, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RECEIVED

JAN 09 2026

[Sent Electronically]

Re: MOA Zoning Case Review

Dear Ms. Appleby:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has no comments:

- **2026-0015 – Girdwood DOT&PF Avalanche Program - Rezone**
- **2026-0016 – 19122 Dogwood Road Dimensional Variance**
- **2026-0017 – 18872 Mountain Point Drive Dimensional Variance**
- **2026-0018 – 1045 P Street Dimensional Variance**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- **2026-0013 – DCM Update Chapters 3, 7 and 8**
 - DOT&PF comments on the DCM Update will come directly from stakeholder involvement.
- **2026-0014 – Old Glenn Hwy Lot 101B Rezone**
 - No objection to the proposed rezone.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the

Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,



Mark Eisenman
Anchorage Area Planner, DOT&PF

cc:

Sean Baski, P.E., Highway Design Group Chief, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor CR, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA
Lori Black, Office Associate, Current Planning, MOA
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF

MEMORANDUM

DATE: January 7, 2026

TO: Elizabeth I. Appleby, AICP, Manager & Platting Officer, Planning
Department, Current Planning Division

FROM: Kaleigh Jones, Engineering Technician III, Planning Section, AWWU

RE: Zoning Case Comments

Decision date: February 2, 2026

Agency Comments due: January 12, 2026

RECEIVED

JAN 07 2026

AWWU has reviewed the materials and has the following comments:

2026-0013 Planning and Zoning Case - Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of the Design Criteria Manual Update to Chapters 3 (Landscaping), 7 (Public Transportation), & 8 (Plans and Specifications).

1. AWWU has no objections to the proposed update to Chapters 3, 7, and 8 of the MOA Design Criteria Manual.

If you have any questions pertaining to public water or sewer, please call (907) 564-2717 or send an e-mail to landuse@awwu.biz.



Kimmel, Corliss A.

RECEIVED

From: LaFrance, Paul J.
Sent: Wednesday, December 31, 2025 4:34 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: Rohlfing, Megan E.
Subject: RE: Case Nos. 2026-0012 & 2026-0013 Request for Reviewing Agency Comments

DEC 31 2025

Case No. 2026-0013:

Private Development has no comments on the Design Criteria Manual update.

Thank you,

Paul LaFrance, PE
Private Development Engineer
Development Services Department
Municipality of Anchorage
(907) 343-8310

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, December 12, 2025 4:54 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: Case Nos. 2026-0012 & 2026-0013 Request for Reviewing Agency Comments

Hello all. Attached please find our Routing Coversheet and Memorandum for Case No. 2026-0012 (T21 Amendment) (Please submit comments for **Case 2026-0012** as instructed on the Memorandum). Also attached is our Routing Coversheet for Case No. 2026-0013 (Design Criteria Manual Update) (please submit comments for **Case 2026-0013** as instructed on the routing coversheet). Both cases are scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 02/02/2026. The routing materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting Reviewing Agency Routing preceded by the case no. of interest . Please submit comments for **Case 2026-0012** as instructed on the Memorandum.

2026-0012 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18370>.

2026-0013 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18371>.



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning



MEMORANDUM

RECEIVED

DATE: December 31, 2025

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Travis Just, Engineer Tech IV

SUBJECT: Traffic Engineering Department Comments

2026-0013 Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of the Design Criteria Manual Update to Chapters 3 (Landscaping), 7 (Public Transportation), & 8 (Plans and Specifications).

DEC 31 2025

Traffic Engineering has no comments currently and recommends approval.

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Thursday, December 18, 2025 1:12 PM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: 2026-0013 Request for Reviewing Agency Comments

RECEIVED

DEC 18 2025

ROW has the following comments for case number 2026-0013:

ROW has no comment or objections on the proposed action.

Regards,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910

#ANCWORKS!

An online tool for Anchorage



Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Wednesday, December 17, 2025 10:55 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: RE: Case Nos. 2026-0013 Address Reviewing Agency Comments

No comments from Addressing

RECEIVED

DEC 17 2025

Regards,

Karleen Wilson
Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)
https://maps.ancgis.com/AGOL_AddressOfficial

From: Wilson, Karleen K.
Sent: Wednesday, December 17, 2025 10:52 AM
To: Blake, Lori A. <lori.blake@anchorageak.gov>; Kimmel, Corliss A. <corliss.kimmel@anchorageak.gov>
Subject: FW: Case Nos. 2026-0012 & 2026-0013 Request for Reviewing Agency Comments

Regards,

Karleen Wilson
Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)
https://maps.ancgis.com/AGOL_AddressOfficial

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, December 12, 2025 4:54 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: Case Nos. 2026-0012 & 2026-0013 Request for Reviewing Agency Comments

Hello all. Attached please find our Routing Coversheet and Memorandum for Case No. 2026-0012 (T21 Amendment) (Please submit comments for **Case 2026-0012** as instructed on the Memorandum). Also attached is our Routing Coversheet for Case No. 2026-0013 (Design Criteria Manual Update) (please submit comments for **Case 2026-0013** as instructed on the routing coversheet). Both cases are scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 02/02/2026. The routing materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting Reviewing Agency Routing preceded by the case no. of interest. Please submit comments for **Case 2026-0012** as instructed on the Memorandum.

2026-0012 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18370>.